

Property Consultants



**Crosthwaite**  
**COMMERCIAL**

**T 0114 272 3888**

Hawk Works, 105A Mary Street, Sheffield S1 4RT

# To Let

**Former Barclays Bank, 1099 Warwick Road, Acocks Green, Birmingham B27 6QT**



- **Prominent Location with Excellent Visibility**
- **Part of a Retail Parade in the Popular Suburb Acocks Green**
- **Open Plan Space with Basement and First Floor Ancillary**
- **1,966 sq ft (182.7 sq m)**

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## LOCATION

The building is located on Warwick Road (A41), on the roundabout, at its junction with the Westley Road in the Acocks Green suburb of Birmingham.

Acocks Green itself is a popular area which is the home of a number of operators including Morrisons, Wilko, McDonalds, and a variety of local businesses.

Birmingham city centre is located approximately three miles to the north west, while Solihull is located approximately three miles to the south east.

The building occupies a prominent corner position with excellent visibility.

## DESCRIPTION

The available unit is the former Barclays Bank which comprises an open plan ground floor sales area with basement storage and first floor office space.

The ground floor has been completely stripped out of the former tenants fit out and benefits from suspended ceilings and air-conditioning.

There are windows across the whole frontage so there is excellent natural light.

The unit is suitable for a variety of uses, subject to planning.

## ACCOMMODATION

(All net areas are approximate)

<b>Basement</b>	<b>400 sq ft</b>	<b>37.2 sq m</b>
<b>Ground Floor</b>	<b>1,252 sq ft</b>	<b>116.3 sq m</b>
<b>First Floor</b>	<b>314 sq ft</b>	<b>29.2 sq m</b>
<b>Total</b>	<b>1,966 sq ft</b>	<b>182.7 sq m</b>



## LEASE

A new lease is available directly from the landlord for a term by arrangement.

## RENT

**£25,000 per annum exclusive.**

## VAT

If applicable, VAT is to be paid at the prevailing rate.

## USE

The premises benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A3 (café & restaurant), B1 (offices), and D1 (gyms, clinics, health centre and day nursery) uses, without the need for a change of use.

## RATING

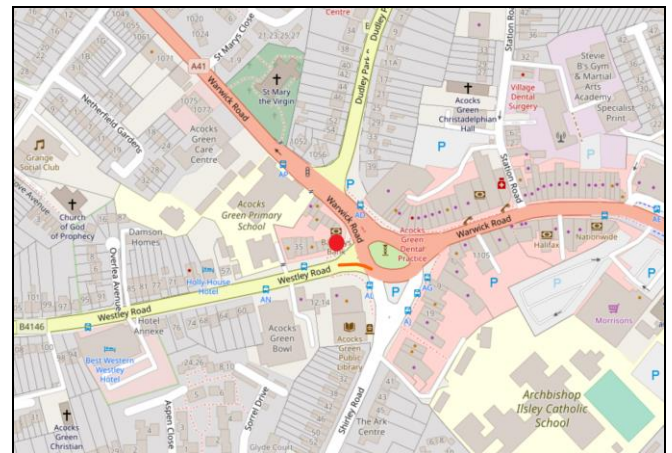
The unit is rated as Bank and Premises with a 2017 RV of £32,250.

## ENERGY PERFORMANCE CERTIFICATE

Certificate available on request.

## LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with this transaction.



## VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

**Tom Shelton - Crosthwaite Commercial**

[tom@crosthwaitecommercial.com](mailto:tom@crosthwaitecommercial.com)

07738 335 482

**SUBJECT TO CONTRACT AND AVAILABILITY**  
**Updated October 2023**